



Everything your Estate Agent should be and more.

9 December 2010

Mrs Edwards
1 Llay Place Avenue
Wrexham
LL12 0TF

Dear Mrs Edwards

Re: 53 Hullah Lane, Wrexham.

I refer to the above named and to my subsequent inspection of the property and write to thank you for the opportunity to offer my advice with regard to the proposed sale of same.

As briefly discussed during my inspection the price the property is advertised for is at your own discretion, although I would recommend that the property is offered for sale by private treaty and in our opinion would suggest quoting an open market asking price of £155,000 (one hundred and fifty five thousand pounds).

I would naturally be pleased to have Town and Country act on your behalf and would confirm that our sole agency fee would amount to a fee of 1% plus VAT which includes all marketing costs and accompanied viewings if required. This fee would be inclusive of local advertising, to include adverts in the Wrexham and Evening Leader throughout the term of the agreement. A 'For Sale' board will be erected if desired and coloured sales particulars prepared, distributed and displayed.

Possibly the most important aspect of any property transaction are the financial implications. Having taken the sensible decision to obtain a pre-sales appraisal of your property, the next step is to discuss the variety of financial products available. Our mortgage advisor Mr Gary Jones can be contacted at any time to discuss your requirements without any obligation on your part.

May I take this opportunity to thank you for your instructions to date and confirm that should you require any further information or assistance prior to making a decision in relation to the sale, then please do not hesitate to contact me.

Yours faithfully

Mr N McDonald
Senior Valuer & Negotiator
TOWN & COUNTRY I.E.A.

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